



CITY OF JERSEY CITY
ERRAMIAH T. HEALY, MAYOR

**HOUSING, ECONOMIC DEVELOPMENT
AND COMMERCE DEPARTMENT**

DIVISION OF CITY PLANNING

**30 MONTGOMERY STREET SUITE 1400
JERSEY CITY, N.J. 07302-3821
PHONE: 201.547.5010
FAX: 201.547.4323**

December 16, 2009

Ms. Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Saturday, December 19, 2009 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Carl Czaplicki, Director,
HEDC
File

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of December 15, 2009.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in staff
5. Correspondence
6. Old Business:
7. New Business

8. Review and Discussion of proposed amendments to the NJCU West Campus Redevelopment Plan.
Approved and recommended to City Council for Adoption.

9. Review and Discussion of proposed amendments to the Land Development Ordinance definitions and Supplementary Zoning Regulations to include Murals, to regulate rounding of zoning calculations, and to amend Subdivision and Site Plan review procedures. **Approved.**

10. Case: P08-056 Administrative Amendment to Preliminary Major Site Plan
Applicant: Holland LLC
Attorney: John Businberre
Review Planner: Kristin Russell
Address: 231 Twelfth St.
Block: 287 Lot: A.2
Zone: Jersey Avenue RDP
Description: Rehabilitation and addition to retail market at existing BP Gas Station site. Originally approved September 22, 2009. Change to façade from concrete block to brick.
Decision: Approved with conditions.

11. Case: P05-144 Minor Subdivision with Deviation Reaffirmation
Applicant: Habitat for Humanity of Greater Jersey City
Attorney: Richard Mackiewicz
Review Planner: Jeff Wenger
Address: 476-478 Ocean Avenue
Block: 1472 Lot: 10, 11A
Zone: Ocean Bayview Redevelopment Plan Area
Description: Subdivision of one lot into two.
Variance: Minimum lot size.
Decision: Approved.

12. Case: P07-014.1 Preliminary Site Plan Amendment
Applicant: Demi-Skye Lofts @ Marin 1
Attorney: Charles Harrington
Review Planner: Maryann Bucci-Carter
Address: 364 Marin Boulevard
Block: 172 Lot: E
Zone: Powerhouse Arts Redevelopment Area
Description: Re-configuring the work/live units, increasing the number from 20 to 28 dwelling units and reducing the building height and eliminating one story
Deviation: min. Parking; min. Setback above 4th floor; min. Floor-to-ceiling heights; work live design and min. unit size.
Decision: Approved.

13. Case: P09-011 Final Major Site Plan
Applicant: AHM Housing Assoc., LLC by Pennrose GP, LLC for JCHA
Attorney: Elnardo Webster
Review Planner: Kristin Russell
Address: 324-328 Duncan Avenue
Block: 1651 Lot: 6
Zone: R-3 Multi-Family Mid Rise
Description: Preliminary site plan approval granted on March 24, 2009 for 60 residential units (49 affordable) with on-site parking.
Decision: Approved with conditions.

14. Case: P09-012 Final Major Site Plan with "c" variance
Applicant: AHM Housing Assoc., LLC by Pennrose GP, LLC for JCHA
Attorney: Elnardo Webster
Review Planner: Kristin Russell
Address: 320 Duncan Avenue
Block: 1651 Lot: 6
Zone: R-3 Multi-Family Mid Rise
Description: Preliminary site plan approval granted on March 24, 2009 for 56 residential units (53 affordable) with on-site parking. Changes include a modified yard setback on buildings J and K.
Variances: front yard setback (building K)
Decision: Approved with condition.
15. Case: P06-094.2 Preliminary Major Site Plan Amendment/Deviations
Applicant: Grant Avenue 319, LLC
Attorney: Paul Gauer
Review Planner: Kristin Russell
Address: 319-321 Grant Ave.
Block: 1297.5 Lot: 66, 67, 68, 69.a
Zone: West Side Redevelopment Plan
Description: Original approval was granted on January 9, 2007 and amended on June 24, 2009. Revisions include the loss of one additional parking space due to reconfigurations required by the Building Department.
Deviations: Parking
Decision: Approved with conditions.
16. Case: P09-044 Preliminary & Final Major Site Plan with "c" variances
Applicant: Saint Peter's College
Attorney: Gene Paolino
Review Planner: Kristin Russell
Address: 822-842 West Side Ave.
Block: 1833 Lot: A, B, 3, 4, 5
Zone: University
Description: At-grade parking lot with 60 spaces and signage
Variances: sign height, aisle width
Decision: Approved with conditions.
17. Case: P09-054 Preliminary & Final Major Site Plan with Deviations
Applicant: Saint Peter's College
Attorney: Gene Paolino
Review Planner: Kristin Russell
Address: 684-702 Montgomery St.
Block: 1897 Lot: A
Zone: Armory RDP
Description: Reconfiguration of existing parking lot to accommodate valet parking, increasing the number of spaces from 209 to 279 spaces.
Deviations: aisle with, parking stall size
Decision: Approved with conditions.
18. Case: P09-055 Preliminary and Final Major Site Plan
Applicant: Franklin Development Group, LLC
Attorney: Michael Oliveira
Review Planner: Jeff Wenger
Address: 71-79 North Street
Block: 792 Lot: 242 condo 1 through 9
Zone: Cambridge and North Redevelopment Plan Area
Description: Construction of new 16 unit 5 story residential building with 12 parking spaces.
Decision: Approved with conditions.

19. Case: P09- 058 Preliminary and Final Major Site Plan
Applicant: Franklin Development Group, LLC
Attorney: Michael Oliveira
Review Planner: Jeff Wenger
Address: 305 West Side Avenue
Block: 1294 Lot: 5,6,7A,8A,9
Zone: West Side Avenue Redevelopment Plan Area
Description: Construction of new 24 unit, 5 story residential building with 19 parking spaces.
Deviation: Minimum parking.
Decision: Approved with conditions.
20. Case: P09- 043 Preliminary Major Site Plan with Deviations
Applicant: Team Walker Inc.
Attorney: James McCann
Review Planner: Jeff Wenger
Address: 183 Pine Street
Block: 2045 Lot: 5&6
Zone: Morris Canal Redevelopment Plan Area
Description: Construction of new "public purpose" facility.
Deviation: Aisle width, aisle access per space, signage lettering height.
Carried to January 5, 2010 regular meeting.
21. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
1. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendment to Prel/Final Site Plan # P03-176 submitted by Who, Lands Development (99 Montgomery Street).
 2. Resolution of the Planning Board of the City of Jersey City Adopting an amendment to the Circulation Element of the Master Plan.
 3. Resolution of the Planning Board of the City of Jersey City Approving a Reaffirmation of Prel/Final Site Plan with Deviation # P05-087 and Minor Subdivision with Deviation # P05-144 submitted by Habitat for Humanity of Greater Jersey City Area, Inc. (476 – 478 Ocean Avenue).
 4. Resolution of the Planning Board of the City of Jersey City Approving Interim Use # P09-050 #submitted by Second St. Waterfront Urban Renewal, LLC (2 Second St.).
 5. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with “c”variances # P09-031 submitted by J.C. Episcopal CDC(34-40 Van Nostrand Avenue).
 6. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan with Deviations # P09-030 submitted by J.C. Episcopal CDC (15-17 Oak St.).
 7. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P09-029 submitted by JC Episcopal CDC (15-17 Oak Street).
 8. Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary Site Plan # P07-054.1 submitted by Len Developers, LLC.(302-306 Palisade Avenue).
 9. Resolution of the Planning Board of the City of Jersey Approving Prel/Final Site Plan for Phase I and Prel. Site Plan for Phases II and III # P09-048 submitted by Simsmetal East, LLC (I Linden Ave. East).
22. Executive Session, as needed, to discuss litigation, personnel or other matters
23. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD